

Molières-sur-Cèze - GARD (30) - Authentic house to renovate on a plot of 2175 m



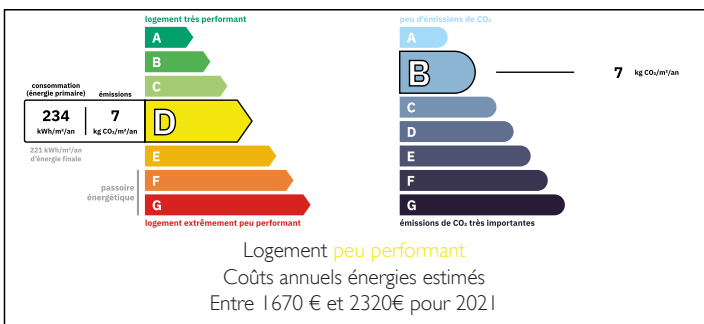
INFORMATION

Town:	Molières-sur-Cèze
Department:	Gard
Bed:	1
Bath:	1
Floor:	161 m ²
Plot Size:	2175 m ²

IN BRIEF

Spacious authentic house (partially renovated) with great potential

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This authentic property is located at the foot of the Cévennes, in the village of Molières-sur-Cèze. This atypical property is full of charm (former temple) with great potential to be discovered. The ground floor has been partially renovated.

The living area of the lower floor is 161 m² and includes a beautiful 76 m² cathedral hall with a mezzanine, a lounge, a library, a stage for musicians, a 35 m² kitchen, a 15 m² bedroom, a separate toilet and a bathroom (a second bedroom has been created on the mezzanine). The kitchen has direct access to the stone terrace.

Heating is provided by two built-in fireplaces (one in the kitchen and one in the cathedral room).

The second part on the first floor, measuring 160 m², needs to be completely renovated and offers great potential with its seven rooms (double glazing already installed), numerous cellars and glass roof.

The house stands on a plot of 2,175 m². This property is ideal for a project as a main residence, second home, gîtes, seminars, etc. .

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES